

# ITEM 9-C

## CITY OF ALAMEDA

### Memorandum

To: Honorable President and  
Members of the Planning Board

From: Andrew Thomas,  
Planning Services Manager

Date: October 24, 2011

Re: Public Comment Hearing on the Scope of the Environmental Impact Report for the proposed Harbor Bay Isle Associates proposal to reconfigure the Chuck Corica Golf Course, build up to 130 housing units on the lands currently occupied by the Mif Albright 9-hole course and build playing fields on 12 acres of land on North Loop Road in the Harbor Bay Business Park

### BACKGROUND

On December 13, 2011, the City Council will consider a staff recommendation to enter into a Memorandum of Agreement (MOA) with Harbor Bay Island Associates (HBIA). The MOA is designed to create a process and a funding source for the evaluation of a proposal that would entail a land swap between the City of Alameda and HBIA to provide private funds for improvements at the Golf Complex and land and funds to build a new 12-acre public sports center. A more complete description of the proposal is included in a staff report to the City Council made available to the public in September (attached).

The proposal has generated a great deal of public interest, discussion, and concern. The purpose of this public hearing before the Planning Board is two fold:

1. To provide a forum for the public to identify issues or questions that may be of concern to the community. Staff will attempt to provide answers to these questions at the meeting or in the December staff report to the City Council.
2. To provide an opportunity for the public to submit comments on the scope of a Draft Environmental Impact Report (DEIR) that will be prepared if the City Council chooses to examine the proposal. The DEIR should fully inform the community and City decision makers about the potential environmental impacts of the proposal and enable a well-informed decision at a future date on the project.

If the City Council rejects the recommended MOA in December then the EIR will not be prepared. If the City Council approves the MOA, then staff and a team of consultants will prepare a comprehensive evaluation of all the potential environmental impacts of all aspects of the proposal and a range of project alternatives. Specifically, the DEIR will address:

- |                   |                                   |
|-------------------|-----------------------------------|
| 1. Transportation | 4. Biological Resources           |
| 2. Aesthetics     | 5. Cultural Resources             |
| 3. Air Quality    | 6. Geology, Soils, and Seismicity |

7. Greenhouse Gas Emissions
8. Hazardous Materials
9. Hydrology and Water Quality
10. Land Use, Plans, and Zoning
11. Noise
12. Population, Employment, and

- Housing
13. Public Services
14. Utilities and Service Systems
15. Alternatives to the Project, including a No-Project Alternative

Once the DEIR is completed and circulated for public review, the Planning Board will hold a second public hearing to provide an opportunity to comment on the adequacy of the analysis included in the DEIR. Staff will then prepare a Final EIR for public circulation before any final actions on the project can be taken on the proposal.

## PROJECT DESCRIPTION

The proposed project has three principal components:

1. **Redesign, relocation, construction, and operation of a new 9-hole Mif Albright Par 3 Golf Course adjacent to the redesigned 18 hole Jack Clark Course. (Exhibit A)**  
This portion of the total Project includes: (1) construction of a new 9-hole Mif Albright Par 3 Golf Course located on the easterly side of the Lucious Bateman Driving Range and a reconfigured layout for the Jack Clark South Course and some other land in the southeasterly portion of the City's Chuck Corica Golf Complex to accommodate the new Mif Albright Course; (2) drainage and other improvements to the Jack Clark South Course, and (3) construction of a new entry at Clubhouse Memorial Road. No General Plan or zoning amendments would be necessary for this portion of the project.
2. **Construction and occupancy of up to 130 new housing units on the 12 acres currently occupied by the 9-hole Mif Albright Golf Course acreage. (Exhibit B)** This portion of the Project includes development of up to 130 new homes on the 12 acres of land currently occupied by the 9-hole Mif Albright Golf Course. The City's General Plan would be amended to change the Land Use designation of this new parcel from "Parks and Public Open Space" to "Medium-Density Residential," and the City's Zoning Map would be amended to change the Zoning District classification of this new parcel from "O – Open Space" to R-2-PD, i.e. R-2 Residential, with a Planned Development Overlay. It is anticipated that the P.D. Overlay will specify standards and requirements for the development of the site for up to 130 single family detached homes. The subdivision would have up to 130 residential lots sized at least 35 feet by 70 feet. The homes can be up to three stories in height, with variety in home sizes permitted. Each home would have two covered parking spaces, and the new neighborhood would provide off-street guest parking. The new neighborhood would have three entry points: (1) off Island Drive by way of Clubhouse Memorial Road; (2) off Maitland Drive; and (3) off Flower Road.
3. **Construction and operation of 12 acres of active recreational facilities and public sports fields on 12 acres of land located in the Harbor Bay Business Park on North Loop Road. (Exhibit C)** Under the proposal, the 12 acres on North Loop Road will become part of the City's public park system and developed with public sports fields.

The City's General Plan would be amended to change the Land Use designation of the North Loop Road parcels from "Business Park" to "Parks and Public Open Space," and the City's Zoning Map would be amended to change the Zoning District classification of the North Loop Road parcels from "C-M-PD (Commercial-Manufacturing, with a Planned Development Overlay)" to "O – Open Space." Preliminary plans for the site include two soccer fields and two baseball fields and supportive facilities such as public restrooms, a concession stand, and off-street parking areas could be accommodated on the North Loop Road parcels.

In addition to the General Plan and zoning amendments described above, a number of City decisions and actions would be necessary to implement the three components of the Project, including but not limited to:

- Subdivision, Development, and Design Review approvals to up to 130 units on the former Mif site.
- All necessary permits, approvals, contracts, and licenses needed to design, construct and operate the new golf facilities and the new public sports fields.
- All necessary actions and approvals to transfer ownership of land and accept dedication of private lands to public ownership. The project description assumes the transfer of title to the North Loop Road parcels from Harbor Bay (applicant) to the City in exchange for the transfer of title to an equivalent amount of land in the City's Golf Complex currently occupied by the 9-hole Mif Albright Par 3 Golf Course from the City to Harbor Bay (applicant).

#### RECOMMENDATION

Hold a public hearing to accept public comments on the scope of the DEIR. No action on the proposed project is being requested of the Planning Board at this time.

RESPECTFULLY SUBMITTED BY:



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ANDREW THOMAS  
PLANNING SERVICES MANAGER

Attachments:

1. Reconfigured Golf Course
2. New Homes
3. New Playing Fields
4. October 4, 2011 Staff Report to Council
5. Public comment (140 letters in opposition received-on file in the Community Development Department and on the City of Alameda web site)